

## November 10th, 2015

### COMMUNITY PRESERVATION COMMITTEE

TUESDAY, NOVEMBER 10, 2015

#### AGENDA

Convene Meeting: 7:00 p.m. – Mashpee Town Hall – Waquoit Meeting Room

#### MINUTES

Tuesday, October 13, 2015 Regular Session

#### APPOINTMENTS AND HEARINGS

7:00 p.m. Public Comment

7:05 p.m. Review of CPA Projects Proposed for the May 2016 Town Meeting:

Leila Botsford, Mashpee Housing Authority:

Housing Assistance Program

Catherine Laurent, Director of Public Works:

Great River Boat Ramp Improvement Project

Ockway Bay Boat Ramp Improvement Project

Edward A. Baker Boat Ramp at Pirates Cove Improvement Project

Phyllis Moniz Littleford:

Acquisition of 104 William Mingo Road & 60 Saddleback Road

#### COMMUNICATIONS & CORRESPONDENCE

#### OLD BUSINESS

- Approval and Ratification of Invoice(s) for Payment:

Community Park - \$1,013.75

Community Park - \$1,600

#### NEW BUSINESS

#### LIAISON REPORTS

Community Preservation Committee

Minutes

November 10, 2015

Present: Richard Halpern, Burt Kaplan, Evelyn Buschenfeldt, Ed Larkin,  
Mary Waygan, Frank Lord, Carol Sherman

Absent: Diane Rommelmeyer, Ralph Shaw

Meeting Called to Order by Chairman Halpern at 7:00 p.m.

Mashpee Town Hall, Waquoit Meeting Room

## MINUTES

Tuesday, October 13, 2015 Regular Session: Burt, Frank, Evelyn, abstain

EL/FL 5-0 Burt absent for vote.

## APPOINTMENTS AND HEARINGS

7:00 p.m. Public Comment

None, to review projects next month before action is taken.

7:05 p.m. Review of CPA Projects Proposed for the May 2016 Town Meeting:

Leila Botsford, Mashpee Housing Authority:

Housing Assistance Program

No changes from last years submittal. Program modeled initially from Chatham and Harwich communities. Still being funded by C & H. Hopeful program will be funded this year. It was supported by the CPC, but not the BOS.

Original program change in Chatham, Highest amount paid per rental is \$350, will give assistance for up to three years. Not a lot of success to loan, became a grant. M assistance 12 to 24 months, chatham up to 3 years. Both towns do a lot of outreach.

About 70% of the persons provided funding repaid, appx. \$20 per months, funds revert back to the MHA revolving account. Previously all funding was expended.

110. year 70 residents What is the range Allocation is dependent upon the need, 1<sup>st</sup>, last it could be 3,000. Emergency assistance could be 1500 what is needed. They are only paying 30% of their income.

EL disappointed, CPC voted unanimously to approve this. Met with BOS and reviewed the explanation of the process with Leila. (Burt and Ed attended) It was sufficiently explained. The process is complete and comprehensive. Thought you did a lot of research to make sure everything was presentable.

Now, CPC appears to be spending money on recreational, a lot of boating, etc. Our largest balance is in affordable housing. It is about time for Mashpee to stand up and help our people. 100% in favor with the expenditure. If we don't spend money on this, we are a committee without a heart. Satisfied it is a very worthwhile program. Would like to see it expanded. Is there an existing list, a wait list.

Approximately 35 people on the list when the project was funded.

At the meeting there was one person asking unreasonable questions.

Copy of application given to the new Town Manager. Willing to meet with Rodney and the BOS. It is a tightly run program. It is not just poor people, but people who need a little help for a short amount of time.

The person Pays 30% of the persons income while they are complying with the BOS. 6 months reviews, recommended. Should the initial visit be 3 months. Yes, they do, they lay out the budget and request the applicant develop 3 goals if they are working on their goals, we meet with them in 6 months. Lost a job, divorced, prolonged illness. Cannot receive duplicate assistance under this program.

Page 1 Amendment, last sentence. To read 3 months.

Audit requested in July. It was never done. MHA board voted against it. Asked for the scope of the audit twice, it never happened. Leila provided all financial documents.

Payment no more than 30% of their income. Appx 50% of our renters in a housing cost burden. Appreciate the strong focus on renters. A housing authority is given a rigorous review by the state. Instead of paying for additional auditing, recommended to contact DHCD.

Specific question regarding the budget, some is a loan, and some is a grant.

1<sup>st</sup>, last a loan program to be paid back.

Rental Assistance ongoing, not repaid. Work with people to set goals

Subsidize rent for 12 -244 months.

Emergency, a one time expense, gets repaid

First time, a deed restricted down payment for someone to purchase a home in Mashpee

Report to CPC, yes on a biannual basis. No funds remain although minimum funding is avail, appx 2000 or less for those repaying.

If to pass, EL to be a liaison.

Great River Boat Ramp Improvement Project:

Revised budget request reduced to 200,000 by eliminating some of the initial work proposed in the scope. Required, additional engineering and permitting for a double wide ramp.

Funds for mitigation that may be required by the state for salt marsh mitigation.

Added cost for the double ramp, and new budget for a separate kayak launch.

Anticipated 65,000 from the first appropriation would be used to offset costs.

All funds not expended, only about ½ complete.

Ken Bates, WWC and Richard York, and Town Manager, present.

Mitigation to be defined. Conservation Agent provided a memo, mitigation is what may be required by the state and/or army corp of engineers. Wetland or salt marsh, a protected environmental area Mitigation is the requirement for the issuance of a permit. Town may be required to mitigate areas that may be impacted. Preference for the mitigation to be on the subject property, not known in advance of what would be required for mitigation.

CPC cannot spend money on mitigation other than this project, the property that this boat ramp is on. A restriction of the grant. The town would have to apply to this and perhaps locate funding elsewhere. The 50,000 is a guesstimate, any unused funds would be returned to the CPC.

Do not know the mitigation requirement unless we filed for the permits.

Asking for funding to be approved for 50,000. If we have to return to explain what the mitigation would be used for, if not to seek the funding elsewhere. To comply to give assurance that funds if unused, would be returned to the CPC. If to delay, TMtg approval takes another 6 months.

DEP, Dan, written in Mr. York's letter, silk curtain to removal of boats, kayaks, kept on the beach, it could be minimal or a bit more. Stated mitigation would take place at the site location.

EL, specific to what is requested at Town Meeting. This committee in good faith, cannot approve money if it's up in the air. \*\*\*Funds to be used exclusively for mitigation on the subject property.

EL, engineering \$25,000 is high. Again, actual cost is not known, includes turn around for ramp, expects cost to be less. With DEP, and Army Corp, not deliberating on project. money held. If a double ramp project will not be done by next summer, with a double ramp not sure. It's a lot of time. It is a significant amount of money, better to ask these questions now.

York, necessary for the nitrogen removal program. CNMP approved by the state, actually implementing it. Required to harvest the shellfish. Dir Div Marine Fisheries concerns the town will not be able to harvest all of this. 1000 family permits, the tribe. A large amount of people need to get out to shellfish. Should be giving the CPC a report soon. A double wide ramp is necessary. The amount of boaters have increased. This is an efficiency program. If we need to wait, the existing ramp is functional. 40 existing commercial shellfish licenses. It is

the only ramp for the whole bay system. Town has a double wide ramp for M/W lake. Legal requirement under the clean water act. Approved plan to reduce nitrogen mitigation program, sewerage costs by one half. Looking at this largely as a recreational project.

WWC, DPW built the ramps 20 years ago. No count as to the usage, but it is very busy.

CPC cannot give money for an area or property that is not owned or acquired by the CPC.

RH, why a kayak launch? Increase in the number of k, only 2 public access points in the entirety of Waquoit Bay. RYork, needed to design the most efficient.

It is a very restricted site, there is not much of an area for kayak launching.

Rodney inn support with the revised cost. Project not just for recreational purposes, RY is saying this is needed for his nitrogen removal program.

\*Request updated conceptual plan for next meeting. of facility in Falmouth of the double wide ramp. Float may be in the center or in the middle. RH likes the float in the middle to maintain the most optimum use and wind direction.

\*Mitigation – more defined cost...information is possible.

CPC Signage at site.

Guidance from CPC to pursue the type of permitting. RH in favor with dock in the middle, EL feels it is absolutely necessary. Positive direction. Since time is of the essence, straw vote CPC in favor. EL needed for nitrogen 7-0.

Ockway Bay Boat Ramp Improvement Project:

If CPC funds would not be expended recommendation to bond. Why bond, CPC has the money.aw...

Two separate applications, although identical

Edward A. Baker Boat Ramp at Pirates Cove Improvement Project:

Replacing existing dock floatation at each location. Wooden structures built 30 years ago. To be replaced with the aluminum grade, and to address an immediate safety concern at Ockway. This past winter had to conduct emergency repairs.

If both funded to have them go to bid together. 39' for okway. With May Town Meeting money could be accessed immediately, rfp subject to appropriation, contract to be awarded the day after the may town meeting. construction to begin for spring use.

To review solar options for ice eaters.

\*If approved, to both fall under one RFP.

Phyllis Moniz Littleford:

Acquisition of 104 William Mingo Road & 60 Saddleback Road:

Phyllis Moniz Jordan Littleford, reviewed proposal. 60 s to protect a wide range habitat, animals, plants and other vegetation. Connects with other trails, protection for the quality and quantity of Mashpee

Other public benefit, nature tours, walking riding, and to enhance the quality of life for Mashpee residents and visitors.

Property has level land, trees and shrubs. Near the Quashnet Valley Country Club, beneficial for CPC to purchase. In the past the Open space committee and water district expressed an interest in the property.

A nice level lot of 25 acres. What problems did you have with the developer to sell homes.

Presented to other developers and realtors. The Town Planner, a problem with regards to footage Have 20', requires an additional 20'. Walks away, it presents a difficult problem. Need to put a 40' road in because its an ancient way, and they have to put in water. Appears to be land locked.

Town Conservation in the area of Quashnet and Saddlleback placed a iron gate at the beginning of the property, no one can access the site. Because of the gate, she cannot get to her property. Conservation Agent cannot give her a key to get to her property. At the other end of the property, there is a road you can get to near the golf course. Received a letter after the gate was put in. It's the same key that would unlock other properties. Cannot gain access to her property.

Gates used to deter ATV/s, trash and people partying. Never received a response to her request to remove the gate.

Ancient way, some developers may not have interest, but it may not stop a 40B development. Asked the Town Planer is he would support the purchase of the property, and the Town Planer said absolutely. An ancient way can still provide a way to develop the property as a 40B. Scarcity of land, high cost of housing in the state, a developer may develop it.

Adjacent to the Mashpee Wildlife Refuge, in a water recharge area. In the Open Space LCP.

Concern, very little affordable housing in Town. Mary trying to get the Town to activate their AHT, and submit an application to the CPC each year. To see AHT and AHC step up to the plate to purchase land for affordable housing.

The CPC intends to further review this proposal, and make a determination at its next meeting.

When asked of the proposal price, Ms. L. said this is a fair price.

## COMMUNICATIONS & CORRESPONDENCE

## OLD BUSINESS

- Approval and Ratification of Invoice(s) for Payment:

Community Park - \$1,600

EL/FL 7-0.

## NEW BUSINESS

## LIAISON REPORTS

## NEXT MEETING

Tuesday, December 8, 2015 – 6:30 p.m.

**EL/CS 8:37 p.m.**